



Assessment Policy Update Proposal

City of Madison Engineering Division
Sep 19, 2022

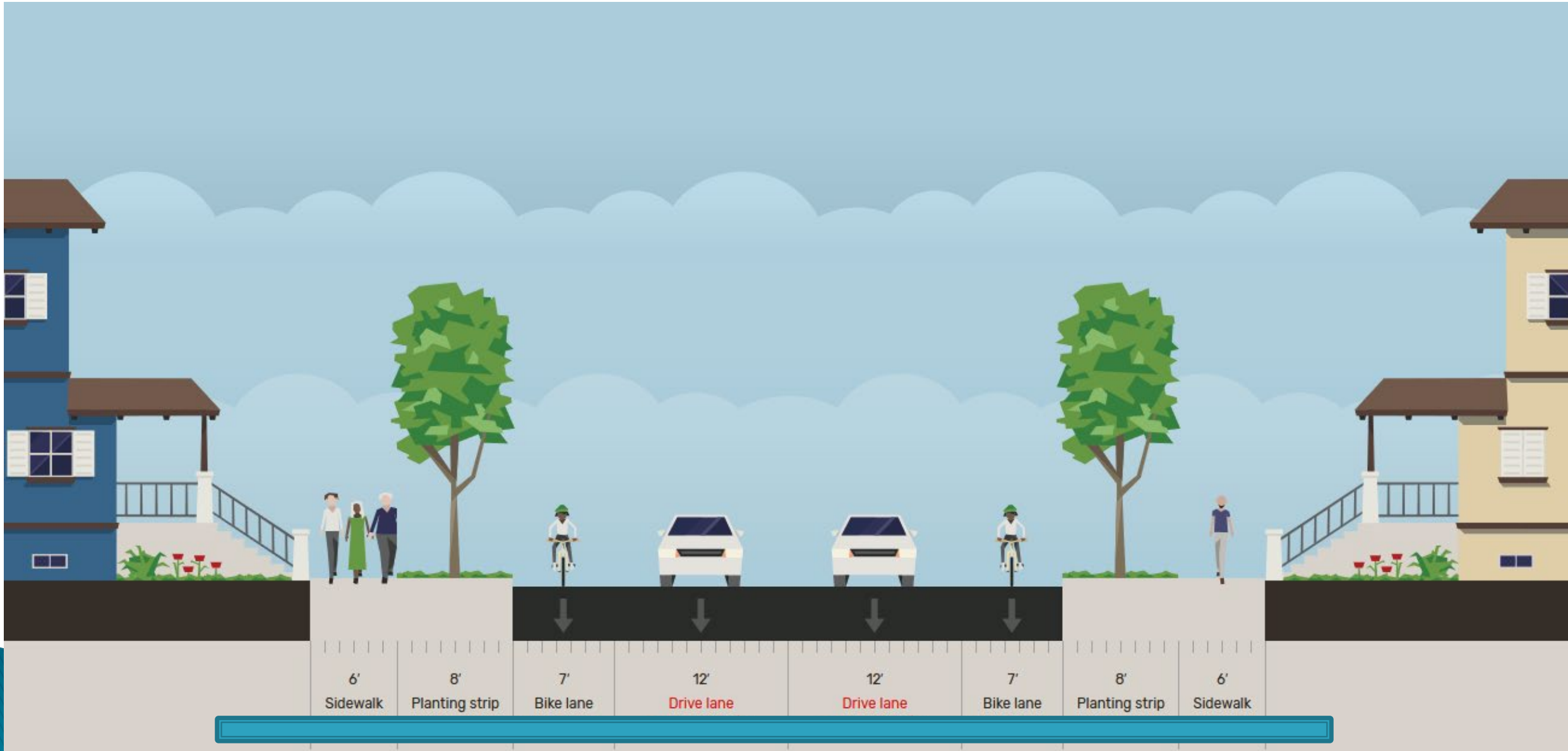
Outline

- ▶ Current Policy
- ▶ Proposed Update Goals
- ▶ Proposed Update
- ▶ Budget Implications

Who Pays for What

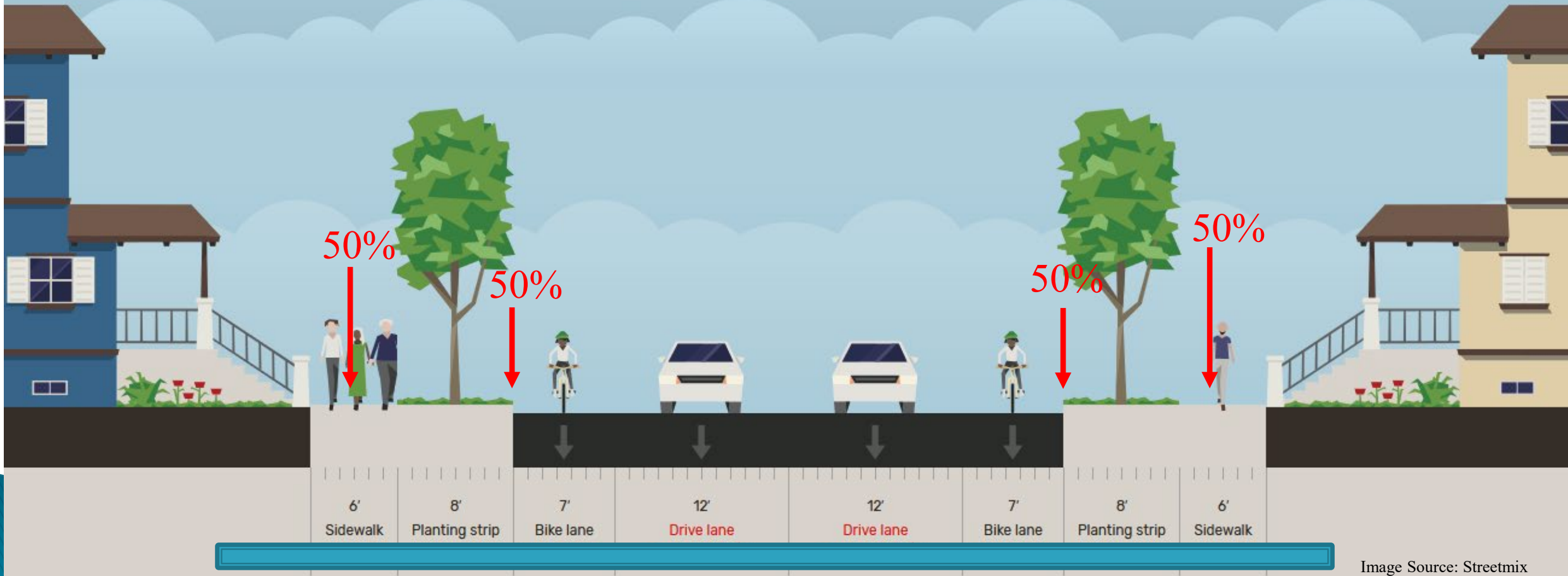


Current Assessment policies



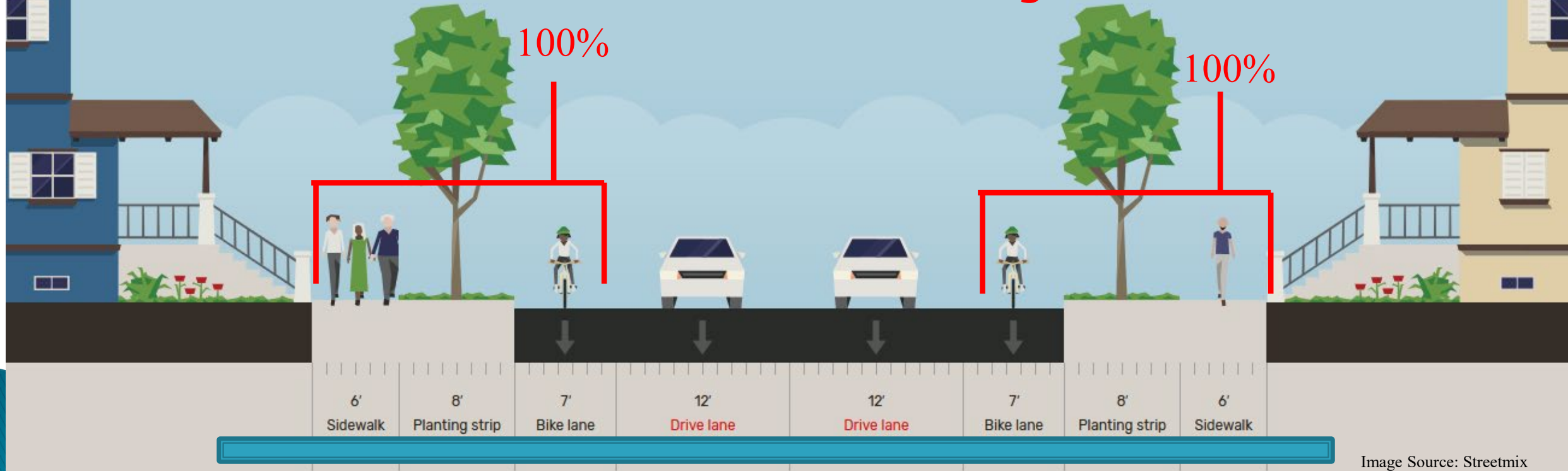
Current Assessment policies

- Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed



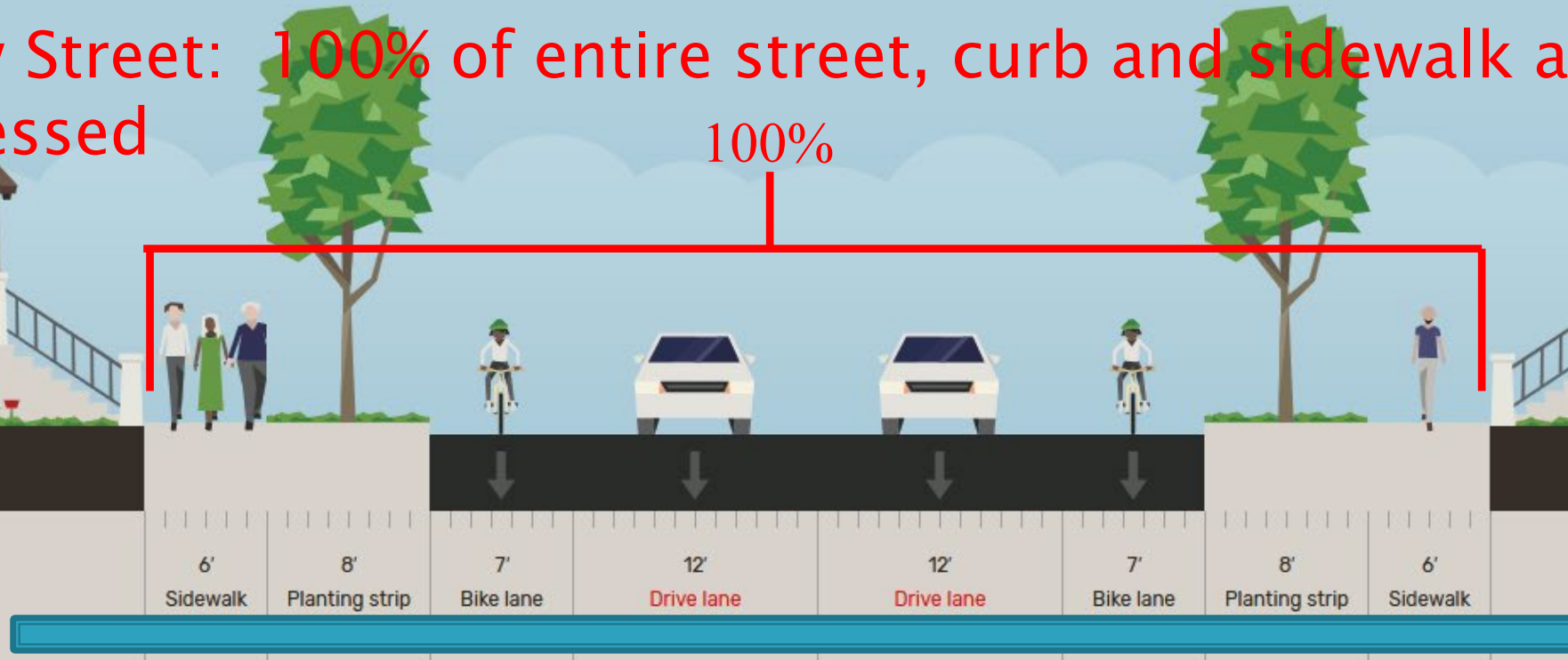
Current Assessment policies

- ▶ Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed
- ▶ Rural to Urban: 100% of curb, sidewalk & 4 ft of pavement are assessed. 50% Sidewalk reimbursement grant available



Current Assessment policies

- ▶ Reconstruction & Resurfacing: 50% of curb and sidewalk are assessed
- ▶ Rural to Urban: 100% of curb, sidewalk & 4 ft of pavement are assessed
- ▶ New Street: 100% of entire street, curb and sidewalk are assessed

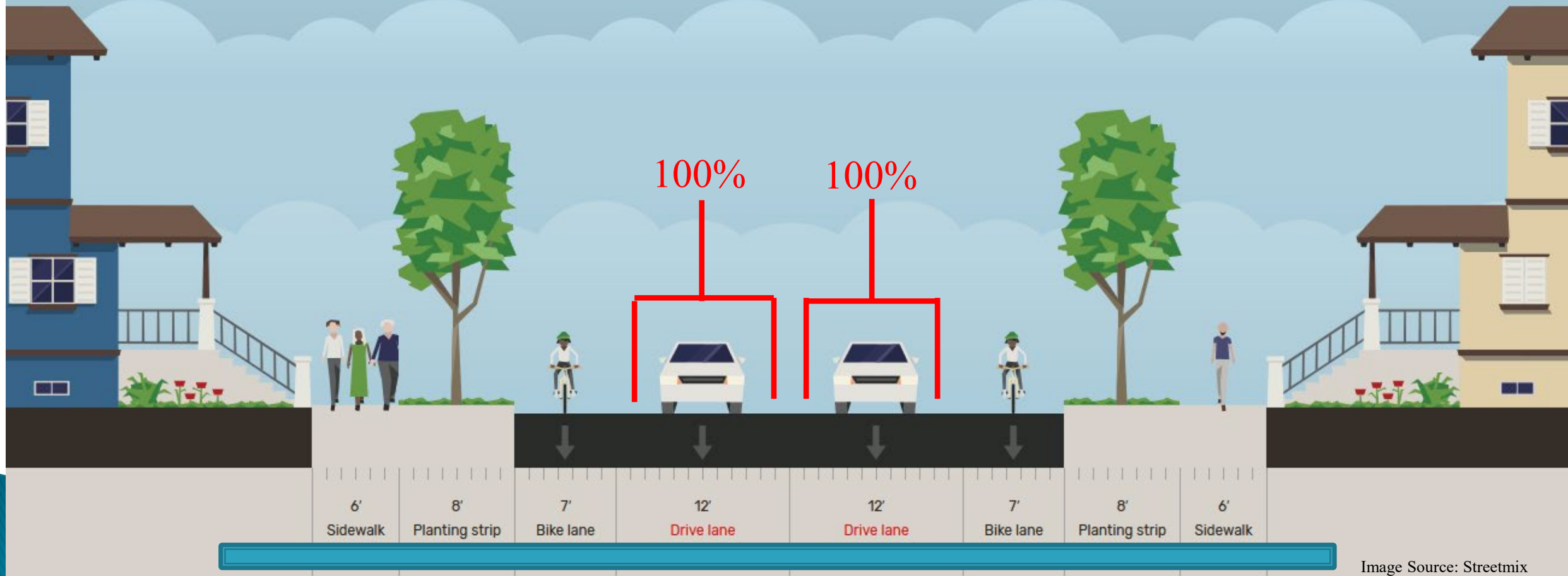


Update Goals

- ▶ Make Rural to Urban Projects less burdensome
- ▶ Reduce number of obstacles to install new sidewalks
- ▶ Make assessments more uniform whether your street has existing curb and gutter or sidewalk or not
- ▶ Want to preserve existing development requirements
- ▶ Want to preserve similar amount of assessment revenues
- ▶ Provide a more reliable estimate for residents

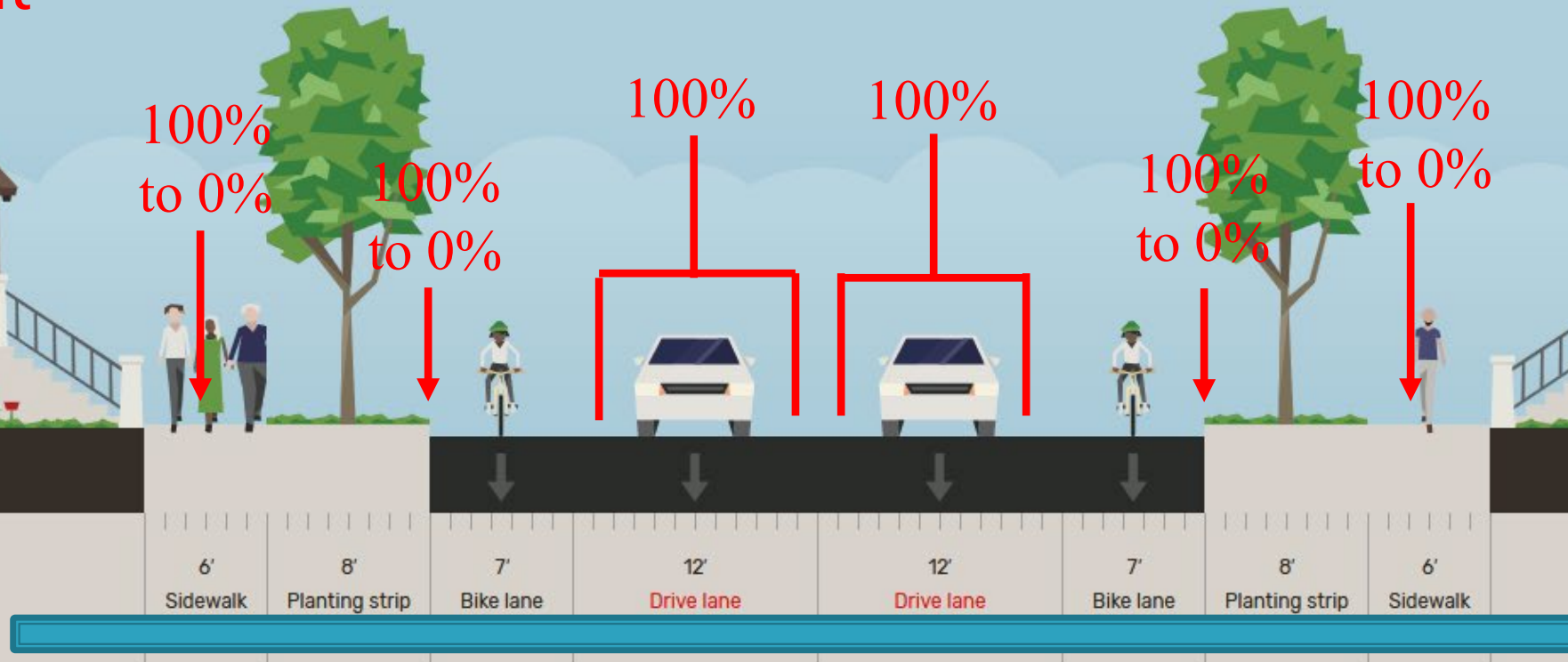
Proposal

- ▶ **Reconstruction & Resurfacing: 100% of 10' of pavement**
 - Note resurfacing costs less than reconstruction



Proposal

- ▶ Reconstruction & Resurfacing: 100% of 10' of pavement
 - Note resurfacing costs less than reconstruction
- ▶ Rural to Urban: 100% of 10' of pavement. Sidewalk and Curb are assessed 100%. Curb and Sidewalk are eligible for 100% Grant



Proposal

- ▶ Sidewalk repair program – no assessments
- ▶ Citywide Sidewalk & Curb Repair Program – no assessments
- ▶ Driveways – Proposed to assess the driveways same as before
– new alignments due to multi-use paths are not assessed.

Budget Implications

► Existing Rates 2017–2018–2019

| | Average | High | Low |
|----------------------------|---------|---------|---------|
| Reconstruction | \$30.78 | \$59.45 | \$13.01 |
| Rural to Urban | \$58.57 | \$94.81 | \$37.71 |
| Resurfacing with Utilities | \$14.67 | \$28.77 | \$3.97 |
| Simple Resurfacing | \$2.77 | \$3.55 | \$2.23 |

Budget Implications

- ▶ Set Rates each year based upon previous 3 weighted years
- ▶ Reconstruction \$42 /ft (currently ~\$30 /ft)
- ▶ Rural to Urban \$42 /ft after grant (currently ~\$60 /ft)
- ▶ Resurfacing with Utilities \$11 /ft (currently ~\$15 /ft)
- ▶ Resurfacing \$11 /ft (currently ~\$3 /ft, many now have no assmt)

Budget Implications

► Typical Costs for a 60' lot – street assessments

| | Existing policy (average) | New Policy | Change |
|-----------------------|------------------------------|------------|---------|
| Reconstruction | \$1847 | \$2520 | + \$673 |
| Rural to Urban | \$3514 | \$2520 | – \$994 |
| Resurfacing with Util | \$880 | \$660 | – \$220 |
| Simple Resurfacing | \$166 | \$660 | + \$494 |

Budget Implications

- ▶ Typical Costs for a 60' lot – all assessments

| | Street | Driveway | Sanitary | Total |
|-----------------------|--------|----------|----------|---------|
| Reconstruction | \$2520 | \$500 | \$1,500 | \$4,520 |
| Rural to Urban | \$2520 | \$500 | \$1,500 | \$4,520 |
| Resurfacing with Util | \$660 | \$ 0 | \$1,500 | \$2,160 |
| Simple Resurfacing | \$660 | \$ 0 | \$ 0 | \$660 |

Budget Implications

- ▶ 2017–2019 analysis

| | Current assessment policy | Proposed assessment policy | Change |
|------|---------------------------|----------------------------|-------------|
| 2019 | \$2,637,336 | \$3,019,282 | + \$381,945 |
| 2018 | \$2,468,899 | \$2,142,738 | – \$326,160 |
| 2017 | \$2,361,631 | \$2,197,045 | – \$164,586 |

3 year Net – \$108,801

2023 pricing

- ▶ 2020 & 2021 prices include pandemic abnormalities
- ▶ Use Engineering News Record Construction Cost Index to get to 2022 numbers